



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 30 Handel Street, Huddersfield, HD7 4AB

**Offers Over £94,995**

"OFFERED FOR SALE WITH NO ONWARD CHAIN" ADM Residential are delighted to offer for sale this "QUIRKY" charming, "TUCKED AWAY" traditional, TWO bedroomed, property set within this \*HIGHLY DESIRABLE\* area of Golcar, Huddersfield. The property is located just off James Street, in a quiet set back location, being close to the village amenities, bus routes, transport links ect and highly regarded schools. Briefly comprising of: - entrance door leads to hallway with cloakroom/w.c, spacious lounge with window to the front aspect. To the lower floor a large breakfast kitchen with breakfast island and access to a cellar. To the first floor landing there are two bedrooms and a house bathroom. The property boasts gas central heating, double glazing and has many original features. This quirky property is perfect for any F.T.BUYER OR INVESTMENT PURCHASE. Externally shared courtyard with on street parking to side elevation. To arrange a viewing please call the agent today, early viewing is advised. Ideal for the first time buyer or young family. "EPC Rating D"

Viewings by appointment with the agent tel 01484 644555 today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

An entrance wooden door leading to:

## HALLWAY

The hallway offers a separate cloak room, staircase rises to first floor landing, door leading to:

## CLOAKSROOM.W.C 4'1 x 2'7 (1.24m x 0.79m)



A partly tiled, modern cloakroom with uPVC window to front aspect, comprises of hand wash pedestal and low level flush w.c, tiled flooring and a wall mounted gas central heated radiator:

## LOUNGE 16'9x13'1 (5.11mx3.99m)



Generously sized modern lounge with uPVC window to front aspect, featuring a modern fireplace with matching back and hearth and an inset stainless steel effect pebble electric fire. There is a T.V. Point, Telephone point, ceiling light, and a wall mounted gas central heated radiator, door leads to:

## TO THE LOWER FLOOR

A doors leading to lower floor, staircase giving access to ground floor dining kitchen.

## USEFUL STORAGE

Useful storage cupboard with shelving :

## DINING KITCHEN 16'9 x 11'7 (5.11m x 3.53m )



To the lower floor, is this larger than average, breakfast dining kitchen featuring a breakfast island. Consisting of a matching range of modern base and wall units in a cream with complementary laminated wood effect work surfaces and rustic tiling to the contracting splash backs, an acrylic sink unit with single drainer and mixer taps. Integrated four ring gas hob and electric oven, space for fridge freezer, there is also plumbing for an automatic washing machine and dishwasher. Finished with tiled effect flooring, gas central heating radiator, uPVC double glazed window overlooking the front aspect, door to cellar and coal shoot:

## TO THE FIRST FLOOR LANDING

Staircase leading to first floor landing with doors leading to:

## HOUSE BATHROOM 7'1 x 4'7 (2.16m x 1.40m)



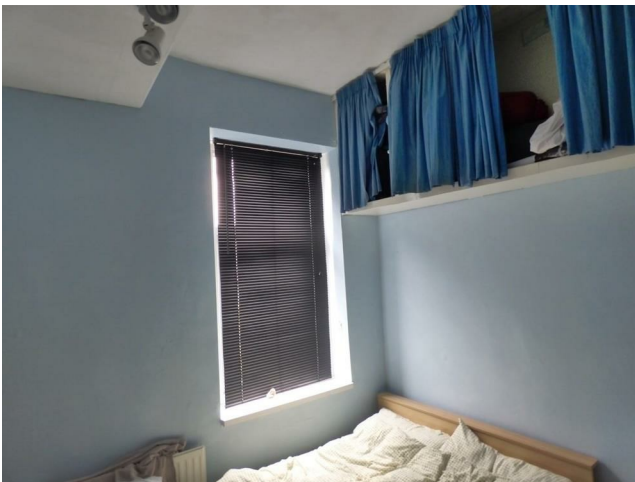
The house bathroom has a three piece suite in white with chrome effect fittings, comprising of: Panelled bath with shower over and splash screen, hand wash pedestal and a saniflow w.c, Fully tiled walls, extractor fan and spot lights to the ceiling:

### **BEDROOM ONE 13;2 X 8'11**



A double bedroom with uPVC window to front elevation, the combi-boiler is wall mounted and a wall mounted gas central heating radiator:

### **BEDROOM TWO 10'4 X 10'1**



Second double bedroom with Upvc window to front elevation, useful overhead storage cupboard, gas central heating radiator:

### **EXTERNALLY**

Property has shared court yard area to front with on street parking:

### **PARKING**

PLEASE NOTE THE OWNERS HAVE AN AGREEMENT TO PARK OUTSIDE THE FRONT FOR THE PROPERTY: This is a verbal agreement only:

### **About The Area GOLCAR**

Local schools in the Golcar area are as follows: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

### **Tenure**

This property is an Under dwelling (FREE HOLD)

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website .

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you. The property is tenanted, we are required to give 24 hours notice for viewing with the agent.

Tel-01484 644555 or our office Mobile Number on: 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

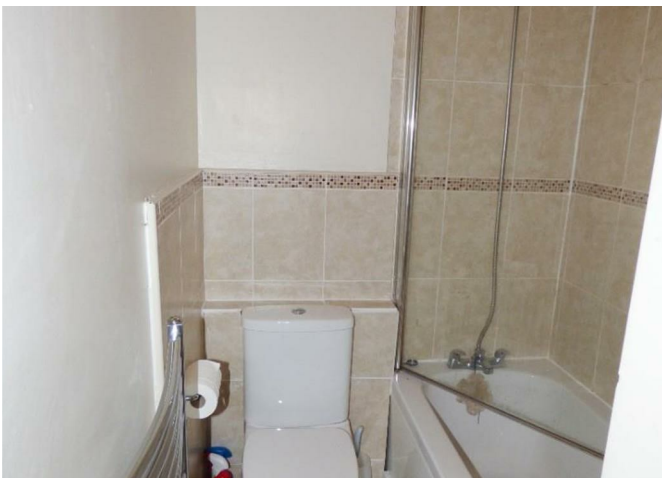
Please ask the agents for details.

### **DISCLAIMER**

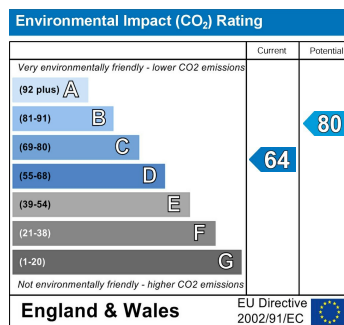
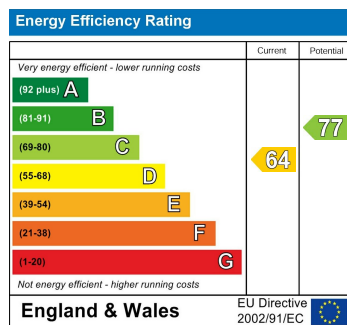
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Appliances & services have not been tested.  
Intending purchasers should not rely  
on them as statements of representation of fact,  
but must satisfy themselves by inspection or  
otherwise as to their accuracy.

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authority to make or give any representation or  
warranty in respect of the  
property.



### Energy Efficiency Graph



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